

**SPECIAL MEETING AGENDA
TOWN PLAN & ZONING COMMISSION
7 P.M., Tuesday, April 4, 2023
Zoom Meeting Platform**

Interested persons may view the application material on the TPZ website at:

<https://www.bloomfieldct.gov/land-use/pages/town-plan-and-zoning-commission-applications>

If you wish to view the hearing and/or testify live during the hearing you will need to register at:

https://bloomfieldct.zoom.us/webinar/register/WN_78luxMLTTHCy7PQKJh-clA

Once registered you will receive instructions on how to join the meeting using your computer, smartphone or regular phone line.

The meeting will be livestreamed on YouTube at:

<https://youtube.com/live/EIY1gfXPqaA?feature=share>

Written material and testimony may be submitted up to 24 hours before the meeting by e-mailing the Director of Building & Land Use at jlafountain@bloomfieldct.org.

Please call Justin LaFountain at 860-769-3572 if you have any questions.

A recording of the proceedings will be available on YouTube after the meeting.

AGENDA ITEMS

1. Call to order
2. Approval of Minutes
 - a. February 23, 2023 Regular Meeting
3. Public Hearings (New)
 - a. Special Permit application from Yuniel Medina for approval for a used car dealer and repair shop, property located at 15 Southwood Drive in an I-2 zone, owner K&S Southwood, LLC.
 - b. Special Permit application from Everton Stewart for approval for a barbershop, property located at 836 Park Avenue, Unit 55 in a BCD zone, owner Los Cabos II Equity, LLC.
 - c. Special Permit application from Pritam Patel for approval for a drive thru fast food restaurant with associated signage, property located at 40 Tunxis Avenue in a BCD zone, owner, Bloomfield Equities, LLC.
 - d. Special Permit application from NorthPoint Development, LLC for approval for warehouse use, permanent site reduction in parking, temporary installation deferral of parking, retaining wall height, and light pole height, property located at 90-116 West Dudley Town Road in an I-2 zone, owner CT Valley Properties III, LLC.
 - e. Public hearing regarding a Text Amendment to the Bloomfield Zoning Regulations to amend Section 7.1: Accessory Apartments, to be renamed Section 7.1: Accessory Dwelling Units. Existing text will be removed and replaced with new text, which will allow for accessory apartments to be permitted via a staff-issued zoning permit. Various current restrictions will also be removed.
 - f. Public hearing regarding a Text Amendment to the Bloomfield Zoning Regulations to create a new Section 6.13: Accessory Renewable Energy Structures for Residential Uses. This new section will provide requirements and standards for the installation of building mounted solar panels, freestanding solar panels, and parking lot canopy solar panels.
4. New Business
 - a. Sign Permit application from Art Effects, Inc for a new freestanding sign at property located at 25 Northwood Drive in an I-2 zone, owner Starnorth Enterprises, LLC.
 - b. Revised Site Plan application from Yuniel Medina for approval for a used car dealer and repair shop, property located at 15 Southwood Drive in an I-2 zone, owner K&S Southwood, LLC.

- c. Site Plan application from Pritam Patel for approval for a drive thru fast food restaurant with associated signage, property located 40 Tunxis Avenue in a BCD zone, owner, Bloomfield Equities, LLC.
 - d. Site Plan application from NorthPoint Development, LLC for approval for warehouse use, permanent site reduction in parking, temporary installation deferral of parking, retaining wall height, and light pole height, property located at 90-116 West Dudley Town Road in an I-2 zone, owner CT Valley Properties III, LLC.
- 5. Staff Updates and Referrals
 - 6. Adjournment

NEXT MEETING: April 27, 2023